



King County Department of Assessments

March | 2014

In this Issue ...

- [News from Assessor Lloyd Hara](#)
- [Commitment to King County Taxpayers](#)
- [Public Engagement - We Want to Hear From You](#)
- [Property Values Near Pre-Recession Levels](#)
- [What Does Property Taxes Fund?](#)
- [2014 Physical Inspection Areas](#)
- [King County eAppeals for Property Values](#)
- [Personal Property Tax Filings for Business Owners](#)
- [Seniors, Disabled Veterans and Disabled Persons Property Tax Exemptions](#)

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News from Assessor Lloyd Hara



Dear King County Residents,

Welcome to your new electronic newsletter. The purpose is to provide you with a quarterly update on the important work of our office to ensure fair, equitable property tax valuations. For over 160 years, the King County Assessor's Office has appraised the value of residential and commercial real estate in King County, as well as personal property used by businesses. Those values are then used to calculate property taxes. Property taxes fund many things - from education and roads to hospitals and parks.

We are also responsible for calculating property tax levy rates for all King County Cities and tax Districts and assisting eligible property owners with property tax deferral or exemptions.

My team and I are dedicated to customer service and we are striving every day to make the King County Assessor's Office a leader in innovation and transparency.

Sincerely,

Lloyd Hara, King County Assessor

Commitment to King County Taxpayers

The King County Department of Assessments has an experienced staff who work together to ensure high quality service for the tax payers of King County. Our mission and vision for the office is to deliver:

- Excellent Customer Service
- Maximize Accountability to the Public
- Ensure Fair, Equitable, and Uniform Property Valuations

Our hard work has not gone unnoticed, as our office has won numerous awards over the past few years, including the Distinguished Assessment Jurisdiction Award for North America.



IAAO President Bruce Woodzell, Assessor Lloyd Hara, and GIS IT Specialist Don Saxby

Public Engagement - We Want to Hear From You

A critical part of promoting innovation, efficiency, and customer service at the Assessor's Office is public engagement. Assessor Hara and his staff hold over 200 meetings annually across all 39 cities in King County to meet with a wide-variety of community and professional organizations to provide information on:

- General overview of the King County Assessor's Office;
- Market trends for commercial and residential properties across King County and for your local jurisdictions;
- Property tax relief programs (seniors, disabled veterans and disabled persons exemptions);
- Personal property filing guidelines;
- Online services and GIS data.

To schedule the Assessor and/or his staff to attend and speak at a community meeting, please email us at assessor.info@kingcounty.gov or contact us at (206) 263-2261.



Property Values Near Pre-Recession Levels

Total property valuations for residential and commercial properties in King County are approaching pre-recession levels at \$340.6 billion. In 2008, just before the recession, total property values were at \$341 billion. Property values for King County continue to show signs of strengthening as we emerge from the Great Recession. There are a total of [86 residential geographical areas](#) in King County, of which 76 residential areas increased in value.

Commercial real estate valuations have also reflected this upward trend. The overall valuation for commercial property in King County has increased from \$110.1 billion in 2012 to \$120.3 billion in 2013.

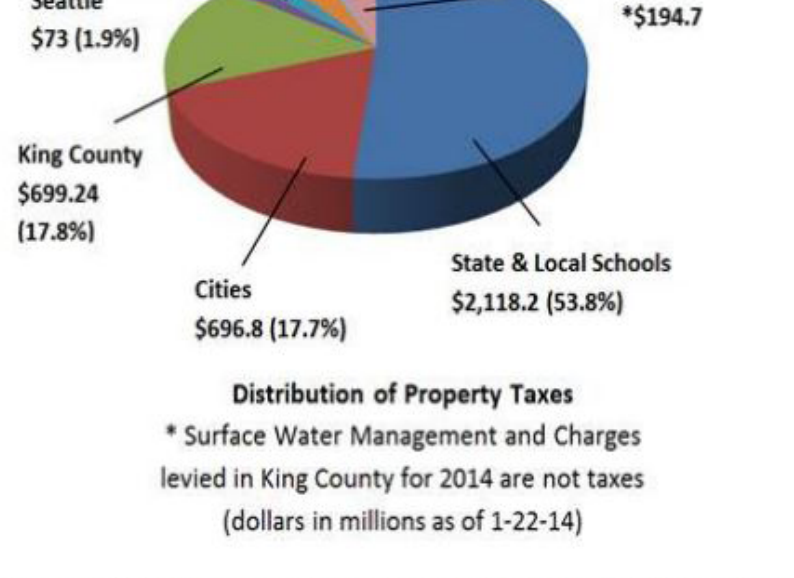
What Does Property Taxes Fund?

In some parts of King County, up to 50 percent of your 2014 property taxes might be voter-approved tax measures, such as school, fire, or other levies and bonds.

Find more information on your property appraised value and your tax levy rates by visiting [eReal Property Search](#) on the King County Assessor's website.

King County property owners received their 2014 property tax statement from the King County Treasury's Office on February 14, 2014. As a reminder, the first half portion payment will be due on April 30, 2014.

Where do your property tax dollars and fees go?

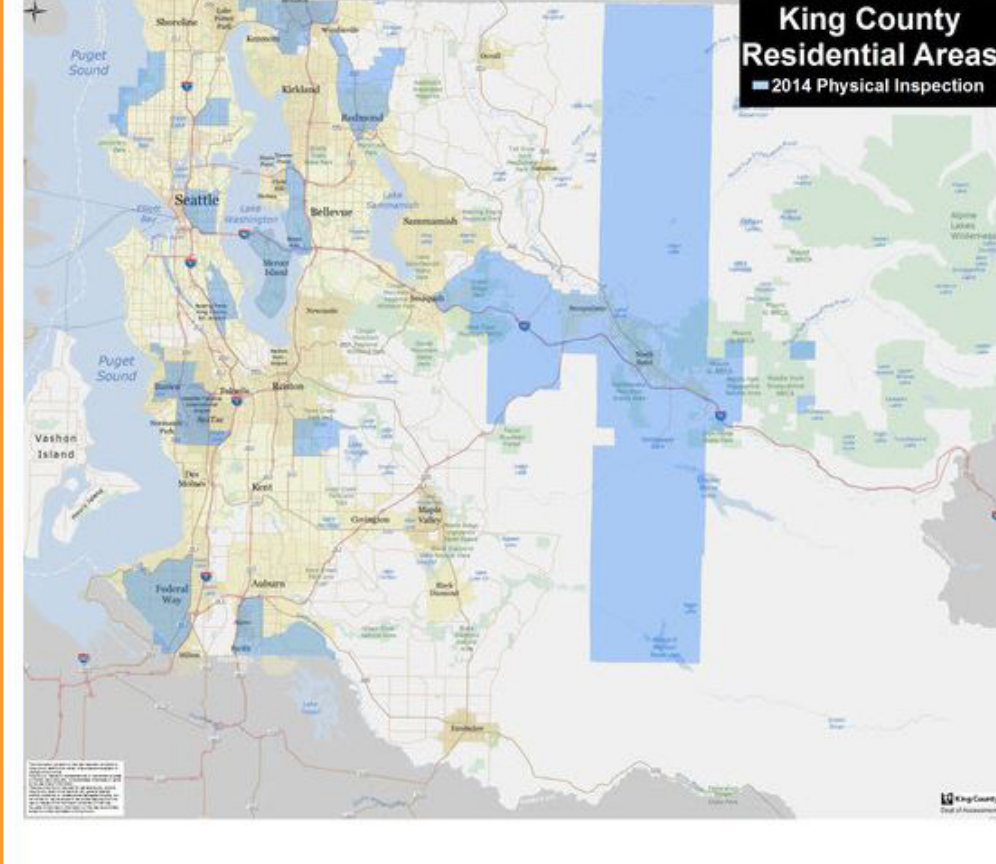


Please visit the King County Treasury's website to look up your property tax statement and/or to make a property tax payment. Residents can also pay by using a check, cash, or by credit card (convenience fee added) in person at King County Treasury Operations, 500 Fourth Ave., Suite 600, Seattle, Washington.

2014 Physical Inspection Areas

Annually, the King County Assessor's Office revalues over 700,000 parcels and physically inspects 1/6th, or 120,000, parcels of land.

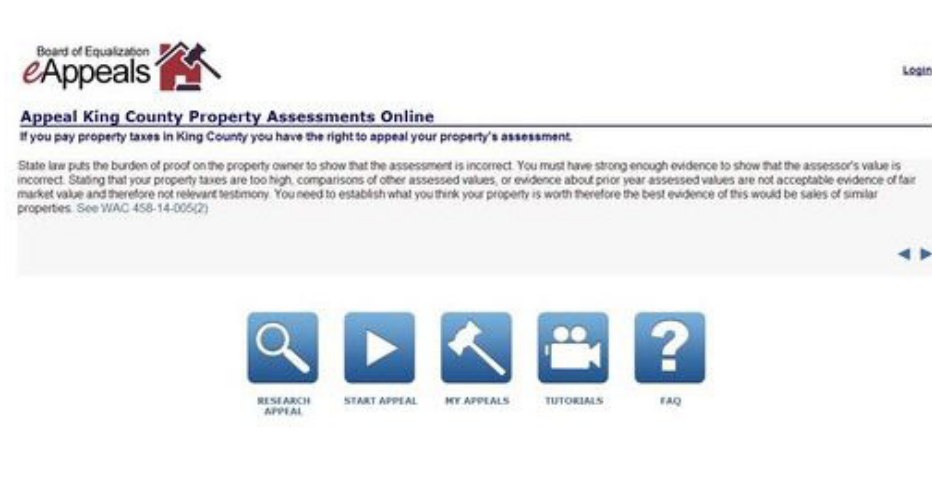
Residential property is assessed annually, the [King County Assessor's Office](#) will analyze both LAND and IMPROVEMENTS (structures) at its full market value. Please visit our property assessments page for more information or contact us at [\(206\) 296-7300](tel:2062967300) if you have any questions about how your property was assessed.



King County eAppeals for Property Value

If you feel that our property value is too high or too low, we have launched an online appeal program, called [eAppeals](#), that allows you to search for property comparisons of other properties in your neighborhood.

After receiving your 2014 property valuation notice, you will have an opportunity to file an appeal within 60 days of the mailing date on your property valuation notice.



Personal Property Tax Filing for Business Owners



In Washington State, real and personal property is assessed for property tax purposes. Personal property refers to assets used in conducting business. Unless specifically exempt, all tangible personal property is taxable.

To learn more, please visit our [Personal Property](#) page or contact the Department of Assessment's Personal Property Team at [\(206\) 296-5126](tel:2062965126).

Seniors, Disabled Veterans and Disabled Persons Property Tax Exemptions



If you are a qualified, disabled veteran or person, King County has programs that may provide you with meaningful property tax relief under certain circumstances.

To learn more about Property Tax Exemptions and other Property Tax Relief Programs, please visit our [Taxpayer's Assistance Page](#) or contact the Department of Assessment's Exemption Team at [\(206\) 296-3920](tel:2062963920).

Schedule a Meeting with the Assessor

Assessor Hara and his staff are available to meet and speak to your organization, please email us at assessor.info@kingcounty.gov or contact us at (206) 263-2261.

You will be contacted within 10 business days of receiving your request.

2014 Key Dates

April 30, 2014
First half of property taxes due (Total due if less than \$50).

April 30, 2014
Personal property listing forms due.

June 1, 2014
Three percent penalty assessed on delinquent taxes.

July 1, 2014
Appeals to the County Board of Equalization must be filed by July 1 or within 60 days of notification.

Sept. 1, 2014
Applications for limited income deferrals due.

Oct. 31, 2014
Second half of property taxes due.

Dec. 1, 2014
Eight percent penalty assessed on delinquent taxes.

Full Calendar

Recent Headlines

February 14, 2014
[Property values near pre-recession levels](#)

February 11, 2014
[Most school ballots passing, some with narrow margins \(external link Seattle Times\)](#)

February 9, 2014
[Assessor Hara on The Money Hour with Tina Mitchell \(external link 570 KVI\)](#)

January 28, 2014
[Seattle home prices slip during November \(external link Seattle Times\)](#)

January 25, 2014
[Next Greater Maple Valley Unincorporated Area Council meeting Feb. 3 \(external link Maple Valley Reporter\)](#)

January 23, 2014
[Home Prices Spiked Sharply Last Year in Some Neighborhoods \(external link Seattle Times\)](#)

News Room

eReal Property Search

Customer Survey

I agree ☐

I agree ☒

I agree ☐

Visit our website today!

Visit the Department of Assessment's website to learn more about the following:

- [2014 Values](#)
- [Message to Taxpayers](#)
- [Property Assessments](#)
- [Taxpayer Assistance](#)
- [Online Services](#)
- [Reports Data](#)